

Kensington Plantation, Plantation Store
U.S. Rt. 601
Eastover vicinity
Richland County
South Carolina

HABS No. SC-129 B

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40-EAST.V
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PHOTOGRAPHS

REDUCED COPIES OF MEASURED DRAWINGS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Southeast Region
Department of the Interior
Atlanta, Georgia 30303

HISTORIC AMERICAN BUILDINGS SURVEY
KENSINGTON PLANTATION, PLANTATION STORE

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LOCATION: U.S. Route 601, Eastover vicinity, Richland County,
South Carolina.

ARCHITECTURAL INFORMATION:

Use: The plantation store was constantly in use as a commissary for slaves and farm hands until the 1940's when it was converted to storage and left to deteriorate.

Description of the exterior: The store is found about 400' to the southwest of the main house. The rectangular building measuring 25' x 44' has its long facades oriented to the north and south. The public entrance at the west end of the building faced the plantation main street. A gabled roof, covered with metal panel roofing, has returned eaves on the east and west facades. The exterior walls were covered with cypress lapped siding with an exposure of 8-1/2". Due to its position on the slightly sloped terrain the east end of the building is nearly level with the ground whereas the west end is about 1'-6" above the grade. The perimeter beams are supported by brick piers. The off center brick chimney was stuccoed. Two door openings providing store access were 4'-0" wide and contained two double panel doors. The upper panel of this door was removable. One of these double doors led to a loading dock on the north side, the second provided access to the public. A smaller door to the office was located on the south. Single hung wooden sash filled the plainly trimmed window openings at the east and west ends and at the center of the south facade. Shutters constructed of vertical wooden planks protected the windows.

Description of the interior: A small office occupies the southeast corner of the plantation store. The open area adjacent to the office formed the storage area. The walls are covered with horizontal butt jointed wood planks, except at the office interior partitions which had vertical board and batten siding. The ceiling throughout

was also board and batten. The floors were planked with 1" boards varying in width between 8-12-1/2". A double fireplace opens into the office and into the store. It was constructed of brick and stucco and had a small brick hearth. A long pine U-shaped counter opened toward the public entrance. It has been removed. Beaded trim surrounded the window openings.

Modifications: All the original cabinetry and shelving has been removed.

Existing condition: Failure of the summer and perimeter beams are causing severe damage to the structural system. It has not only caused serious warping of the floor and its resultant damage to the planks, but it is also causing the walls to shift. Removal and disintegration of the siding is also a problem, particularly at the west facade. The building is slated for demolition.

PROJECT INFORMATION:

Measurement and drawing of the Plantation Store were undertaken by Preservation/Urban Design/ Incorporated, Michael L. Quinn, A.I.A., directing, with Valerie Sivinski, project architect, in December 1982. Research data, previously accumulated in 1980 by Triad Architectural Associates, under the direction of John Califf, was utilized in the preparation of these documents. The project was completed for the Union Camp Corporation, owner of the property, as a requirement of the Memorandum of Agreement with the United States Army Corps of Engineers, dated March, 1982.